

Superb large 3 bedroom farmhouse with pool, in excellent condition, in a lovely situation.

EXCLUSIVE



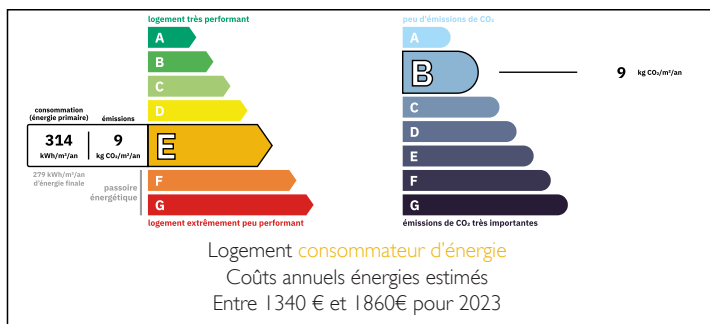
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	7676 m2

IN BRIEF

Situated in a small hamlet near the Market Town of Noyant. The town has bars, restaurants, boulangeries and a supermarket. The historic Towns of Bauge and Saumur are within easy distance and the property is ideally located to enjoy all the delights of this beautiful part of the Loire Valley. The property is situated to reach the cities of Tours, Angers and Le Mans. There are TGV links from each of these cities and Tours has scheduled flights to London Stansted. The international Airport at Nantes is 2 hours away by car and the ferry port at Caen, 3 hours.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This lovely property is in an excellent location and is in very good order retaining many character features. It has also recently had a complete new septic tank system installed. There is also ample scope on the ground floor to easily extend the accommodation (subject to proper permissions). The accommodation is as follows:

Large kitchen/dining room with fireplace, large sitting room with fireplace. There is a utility kitchen off the main kitchen/ diner. Bedroom/ office space. The stairs rise from the corner of the sitting room to a landing. There are 2 large bedrooms and a family bathroom.

There is a large garage with room for 2/3 vehicles. A separate large Barn and various outbuildings, including stables.

There is a lovely heated pool with large terrace to the front of the house and lawned gardens to the front and back. There is, in addition, a large paddock which affords even more privacy to the property and would be suitable for equestrian use.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 760 EUR

Taxe habitation: 830 EUR

NOTES